

# Lease Addendum 1C

## Plumbing Systems - Septic

This addendum is attached to the lease beginning the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and is added to and amends that certain agreement by and between

\_\_\_\_\_ as Tenant(s)  
and \_\_\_\_\_ as Landlord(s), for the property listed at \_\_\_\_\_.

### Said agreement is amended or emphasized as follows:

\_\_\_\_\_ The home you are renting has a septic tank sewage system. Items such as paper towels, disposable wipes, feminine hygiene products, grease, coffee grounds, dental floss, colored tissue paper, or any non-biodegradable item should NEVER be flushed down the toilet, sink or drain.

\_\_\_\_\_ Toilets will be protected from receiving items such as toys, combs and toothbrushes.

*These items will lodge out of sight in the toilet's internal trap and are difficult if not impossible to remove. Such items frequently plug the toilet and/or snag in the drain lines and block the entire septic line to the house. A blocked line will not usually be discovered until sewer starts backing up into the house.*

\_\_\_\_\_ Unused food and plate scrapings will be treated as solid waste for the garbage rather than scraped into the sink.

\_\_\_\_\_ Grease and oil will be poured into a container (can, milk jug, etc.) and disposed of as solid waste. Before they are washed, pans or plates containing grease or oil will be wiped with paper towels and the paper towels should be disposed of as solid waste.

\_\_\_\_\_ Should the pipes become clogged NO chemicals will be used to unclog. The landlord will be contacted immediately and a plumber familiar with septic tanks will be called.

\_\_\_\_\_ Hair traps will be used to cover all drains when washing hair.

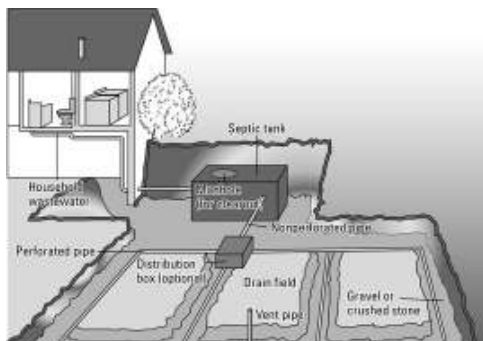
\_\_\_\_\_ Only normal amounts of household detergents, bleaches, drain cleaners, and other household chemicals will be used.

\_\_\_\_\_ Constantly running water in toilets and sinks will be reported to the landlord immediately.

***Sinks and toilets are to be used in the way they were designed. No foreign substance should be flushed down the toilet. This includes excessive toilet paper, sanitary items, diapers/baby wipes, grease or coffee grounds. The expense of any damage caused by the misuse of the tenant shall be incurred by the tenant. Items found in septic tank lines will result in a fine of \$100.00, which must be paid before next months rent payment.***

\_\_\_\_\_  
Leasee Date

\_\_\_\_\_  
Agent Date



# Septic Tank Usage Facts

Be mindful about what you and your family put into your septic system. It doesn't take much to upset the delicate biological balance within the tank. You can extend the life of a septic system by watching everything that's introduced to the system.

Keep in mind the following recommendations:

- **Too much water can upset the delicate biological balance within the tank, thus defeating its ability to work wonders.** Moreover, discharging more water into the system than it can handle can cause it to back up — not a desirable occurrence.
- **Don't use excessive amounts of any household chemicals.** A septic system is vulnerable to bleach, laundry detergents, dishwashing soaps, and corrosive chemicals of any kind—these materials kill the bacteria that are necessary for the system to function. You can use **normal amounts** of household detergents, bleaches, drain cleaners, and other household chemicals without stopping the bacterial action in the septic tank. But, for example, don't dump cleaning water for latex paintbrushes and cans into the house sewer.
- **Don't deposit coffee grounds, cooking fats, wet-strength towels (paper towels that don't dissolve easily, like the heavy-duty kind), disposable diapers, facial tissues, cigarette butts, and other non-decomposable materials into the house sewer.** These materials won't decompose, will fill the septic tank and will plug the system.
- **Most plumbing problems** are related to food, sand (from washing pets, toys, or kids), hair, kitchen utensils, bottle caps, etc., and will plug drain lines quickly.
- **Use a high-quality toilet tissue that breaks up easily when wet.** One way to find out if your toilet paper fits this description is to put a handful of toilet tissue in a fruit jar half-full of water. Shake the jar, and if the tissue breaks up easily, the product is suitable for the septic tank.
- **Avoid dumping grease down the drain.** Grease and oil solidify in the lines when they cool, build up over time, and slowly plug the arteries of the septic lines and drainfield. It may also plug sewer pipes or build up in the septic tank and plug the inlet. To prevent this, grease and oil should be poured into a container (can, milk jug, etc.) and disposed of as solid waste. Before they are washed, pans or plates containing grease or oil will be wiped with paper towels and the paper towels should be disposed of as solid waste.

According to the Environmental Protection Agency, because of the presence of significant numbers and types of bacteria, enzymes, yeasts, and other fungi and microorganisms in typical residential and commercial wastewaters, the use of septic-system additives containing these or any other ingredients is not recommended.